

**City of Milpitas  
Economic Development Commission  
Monday, April 9, 2007**

**APPROVED MINUTES**

- I. Flag Salute:** Vice Chair de Smidt called the meeting to order at 6:11 p.m. and led the Commission in the Pledge of Allegiance.

**Roll Call:** Commissioners present: Vice Chair Frank De Smidt, Commissioners Donald Peoples, Barbara Santos, Minh Nguyen and Ray Maglalang.

Commissioners Absent: Chair Dhaval Brahmbhatt, Zeya Mohsin, Vince Songcayawon, Charlene Tsao (excused); Tomo Tuong Nguyen.

Council Liaison: Mayor Jose Esteves. City Staff: Diana Whitecar, Joe Oliva and Felix Reliford (6:25 p.m).

Public: Richard Ruth and Susan Lewis.

**II. Announcements:**

Council Liaison Report: Mayor Esteves received a copy of the NAIBT 2007 Northern California Commercial Real Estate Overview and presented it to staff for use. Ms. Whitecar indicated that she would send a link to the NAIBT website where the report is located. Mayor Esteves distributed invitations to the State of the City.

Commissioner Reports: Commissioner Peoples indicated that MUSD Superintendent Karl Black gave a very informative presentation to the Milpitas Downtown Association on the impacts of the new housing development on the District. Commissioner Santos indicated that she had found information on the school district fees that developers pay. The fees are one-time fees and are not enough to cover the cost of building and operating schools for the increased number of students. Commissioner Peoples indicated that he is organizing, under the auspices of the Milpitas Downtown Association, a group to evaluate the impacts and make recommendations on how to eliminate the gap between the fees and actual costs to schools. Vice Chair de Smidt suggested that school districts use the Environmental Impact Report process to state their case and bridge the funding gap.

Vice Chair de Smidt distributed copies of the Chamber's new Economic Profile and urged commissioners to attend the Planning Commission meeting on April 11<sup>th</sup>.

**III. Public Forum – No speakers.**

**V. Approval of Agenda:** Ms. Whitecar requested that New Business Item #8 be moved to accommodate Mr. Reliford. Vice Chair de Smidt noted that his name was

misspelled and requested that the minute format used prior to January be used again. Motion to approve as amended: M/S: Peoples/Santos. The vote to approve passed unanimously.

**VI. Minutes:** Motion to approve. - M/S: Maglalang/Peoples. Motion passed unanimously.

**VII. Unfinished Business**

1. Industrial Analysis and Land Use Study. Ms. Whitecar requested a delay to the next meeting.
2. Major & Minor Gateway Signs: Ms. Whitecar indicated that Caltrans approved the Major Gateway sign at Calaveras Blvd and I-880. Staff would meet with Caltrans and then begin the design phase to incorporate the design of the major and minor gateways.

**VIII. New Business**

1. California Towers: Mr. Reliford provided an overview of the project – two 10 story and 12 story residential towers at the former Minton's Lumber site on Los Coches. The project would create 176 dwelling units; including 11% affordable units located throughout the two towers between floors 2 and 6. This project will require a General Plan Amendment and Zoning Change from Highway Services to R4. There have been four community meetings on the project and the residential neighborhood along Los Coches is opposed to the project. Other project concerns include traffic impacts and the height of the project. The Planning Commission will consider this project at its second meeting in May.

2. Image Subcommittee: Ms. Lewis reported on the first Branding Stakeholder Committee meeting. Commissioners were urged to attend the meetings.

3. Parking Analysis: Mr. Oliva reviewed the proposed Work Program for the citywide parking analysis and the Task Force for presentation to the City Council on April 17<sup>th</sup>. Commissioners suggested that the Task Force include a representative from the Midtown Condominiums since they would have a different view of parking from single-family homeowner associations.

Motion to approve the work program and task force stakeholders as amended and recommend its approval to the City Council. M/S: Peoples/Santos. Motion passed unanimously.

4. May 14<sup>th</sup> Business Success Forum. Ms. Whitecar reminded Commissioners of the change of meeting time from 6pm to 4:30 p.m.
5. May 4<sup>th</sup> Chamber Legislation Summit: Vice Chair de Smidt distributed invitations to the summit. Staff indicated that if Commissioners wished to

attend, then the City could pick up the cost. She will email the Commission as a reminder.

6. Presentation on Siliconvalleyprospector.com: Ms. Whitecar presented the new regional property and data search tool, [www.siliconvalleyprospector.com](http://www.siliconvalleyprospector.com). Commissioner Peoples experienced old property listings on the website and Ms. Whitecar indicated that she would take these and other concerns to Joint Venture as they work out start-up issues.
7. Midtown Precise Plan: Commissioner Peoples provided an update on the work of the Precise Plan property owners. He is soliciting their support to proceed with the Precise Plan to present to the City Council. Staff is recommending that the City hire a consultant to develop the Precise Plan, but it needs the property owner's support to make the recommendation to the City Council.
8. Solar Energy: In response to Commissioners Maglalang's question, Ms. Whitecar indicated that redevelopment funds could be used for solar energy initiatives, but the program needed to be prioritized by the Commission and accepted by the City Council for funds to be allocated.

**X. Adjournment:** M/S: De Smidt/Mohsin. The Commission unanimously agreed to adjourn at 8:15 p.m.

Respectfully Submitted,

Diana Whitecar  
Economic Development Manager